



125

— YEARS OF —

**Lambert
& Foster**



WOODLAND NORTH OF BLACKHURST LANE
TUNBRIDGE WELLS, KENT TN2 4QG



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An attractive block of deciduous woodland with an exposed Tunbridge Wells Sandstone formation, located on the outskirts of Royal Tunbridge Wells. In all some 3.81 acres (1.54 hectares).

GUIDE PRICE £35,000 FREEHOLD



DESCRIPTION: The woodland to the north of Blackhurst Lane, which extends in all to some 3.81 acres (1.54 hectares), comprises an attractive block of deciduous woodland together with a large, exposed rock formation of Tunbridge Wells Sandstone. The woodland has approximately 125m of road frontage to Tonbridge Road on its eastern boundary, and is bordered by further woodland to the north.

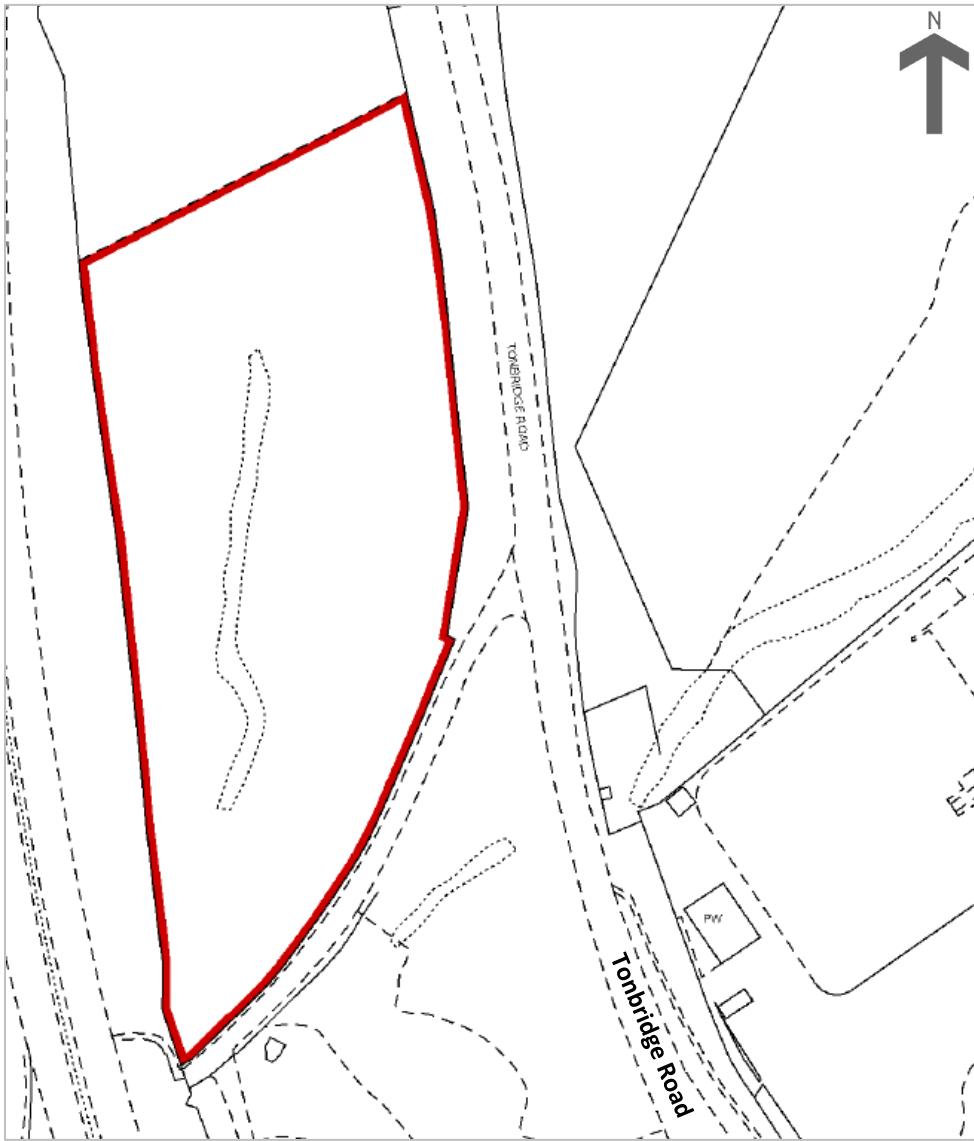
The woodland is designated as Ancient & Semi-Natural Woodland, and is also subject to Tree Preservation Orders (009/2013 and 005/1962). A significant portion of the woodland is also classified as SSSI, specifically forming part of the Pembury Cutting & Pit SSSI.

TENURE: The land is offered freehold with Vacant Possession.

SERVICES: The land is not connected to any services. Applicants are required to make their own investigations as to the possibility of local service connections.

ACCESS: The woodland can be accessed via a gated entrance along Tonbridge Road.

METHOD OF SALE: The land is offered for sale by Private Treaty. The selling agents may set a deadline for Best and Final Offers in the event that significant interest is received.



DIRECTIONS: Exiting the A21 at the Pembury Interchange, at the crossroads head northwest along Tonbridge Road. After 0.4 miles Pembury Hospital will be on the right-hand side, continue for another 0.1 miles and the entrance gate to the land will be located on the left-hand side.

MINERAL, SPORTS AND TIMBER RIGHTS: Included in the freehold sale.

WHAT3WORDS: Using the free What3Words App, the gated entrance to the woodland can be accessed at ///crowned.gives.invent.

VIEWING: Permitted during daylight hours by prior arrangement with the selling agents. Please contact Will Jex for further information on 01892 832 325 (Option 3). Will.jex@lambertandfoster.co.uk

LOCAL AUTHORITY: www.tunbridgewells.gov.uk



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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